

LAND USE BULLETIN



**VOL. 21
ISSUE 4**

November 2011

This bulletin provides an update on all pending land use actions ranging from opportunities for citizen involvement and appeal of proposed development projects, to the meeting calendar for land use and planning related activities.



APPLICATIONS IN PROCESS

PLANNING COMMISSION – is scheduled for **Wednesday, November 16, 2011 at 7:00 p.m.**

► Public hearing on proposed Conditional Use permit to allow two drive through uses; demolish existing buildings and develop site in two lots for construction of two free standing retail pad buildings, with drive through facilities. The retail sites will be interconnected with the existing shopping center facilities in and around the Costco center. The site is 1.71 acres, the buildings will be about 4,100 to 4,400 square feet with associated parking and landscaping.

Applicant is First Western Development Services and the site is located at 1749 S. Burlington Boulevard.

CITY COUNCIL – is scheduled for **Thursday, November 10, 2011 at 7:00 p.m.**

► Public hearing on a proposed ordinance relating to land use, zoning and interim controls; to prohibit the creation of and participation in collective gardens to produce, process, transport or deliver cannabis for medical use, for six months.



MEETING CALENDAR

- **CITY COUNCIL** — **Thursday, November 10 and Tuesday, November 22, 2011 at 7:00 p.m.**
- **PLANNING COMMISSION** — **Wednesday, November 16, 2011 at 7:00 p.m.**
- **BOARD OF ADJUSTMENT** — *canceled for November*

*Meetings are held in the City Council Chambers at
833 S. Spruce Street ■ Burlington WA*

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

CONTACT THE PLANNING DEPARTMENT AT 755-9717 FOR MORE INFORMATION ON ANY PROJECT.

► MITIGATED DETERMINATION OF NONSIGNIFICANCE AND NOTICE OF PUBLIC HEARING

Description of Proposal: Conditional use permit to allow two drive through uses; demolish existing buildings and develop site in two lots for construction of two free standing retail pad buildings, with drive through facilities. The retail sites will be interconnected with the existing shopping center facilities in and around the Costco center. The site is 1.71 acres, the buildings will be from about 4,100 to 4,400 square feet with associated parking and landscaping.

Proponent: First Western Development Services

Location of Proposal: 833 S. Spruce Street

Lead agency: City of Burlington

*A public hearing will be held before the Planning Commission on **November 16, 2011 at 7:00 p.m.** in the City Council chambers located at 833 S. Spruce Street on the application for a conditional use permit.*

Background: This site is in need of new development, located between a strip center and Costco on Burlington Boulevard. The site developer has worked with Costco in the past, and all of the concerns with access to the site, including a circulation driveway connecting this site with the strip center to the south have been worked out in advance of the application. Connect the three retail sites will ensure adequate circulation. The access will be at the existing signalized intersections.

The Zoning Code allows drive-through businesses with a conditional use permit if they are on a tenant pad on a multiple tenant site or have access to a signalized intersection. This requirement was placed in the code because of high traffic volumes on Burlington Boulevard and concerns about locating high traffic generating uses such as a drive-through business in places without adequate traffic controls.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the following conditions:

1. Comply with landscaping standards.
2. Final plan review prior to building permit issuance.
3. Construction shall be subject to Best Management Practices per Department of Ecology Manual.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Margaret Fleek,
City of Burlington

Position/Title: Planning Director

Address for comments:
833 S. Spruce Street
Burlington, WA 98233

Date: October 26, 2011

You may appeal this determination to the Planning Department at 833 South Spruce Street, Burlington, WA 98233. **Appeals must be in writing and filed no later than November 8, 2011.** You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

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GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Further study and community involvement is on the horizon for the Gages Slough corridor. The city will be looking for interested citizens to participate in the process over the winter, so **give a call at (360) 755-9717 if you are interested.**

The city received grant funding, thanks to Chal Martin Public Works Director, to develop a trail connection along Gages Slough from Burlington Boulevard to Goldenrod Road, extending under I-5. This will be a great step forward for public access and connecting Burlington, as safe non-motorized freeway crossings are one of the toughest issues.

At the same time, Dike District #12 and the Corps of Engineers have just completed construction work to improve levee safety and to add mitigation to improve fish habitat. The freshly reconstructed levee segments will be closely monitored over the flood season. All the flood emergency planning is up to date, citizens and agencies are prepared!

Got your emergency kit ready to go????

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APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

► FLOOD INSURANCE RATE MAP CHANGES – APPEAL PENDING.

The City of Burlington is one of the parties in the appeal of the proposed new Flood Insurance Rate Maps than have been released by the Federal Emergency Management Agency. The appeal is focused on the hydrology of the Skagit River and how much water gets here in a flood event and it needs to be resolved regardless of the changes in mapping. The Federal Emergency Management Agency has notified the city that they are changing the way they set the base flood elevations when a community has levees that are not certified, as providing 100-year flood protection, to give credit for the levees that exist. There is no timeline for action and it will be necessary to basically

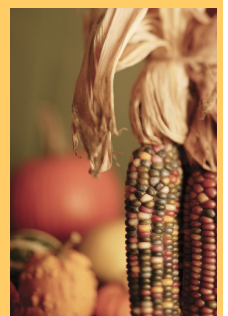


HOW TO GET INVOLVED

If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at 755-9717 or stop by the office at 833 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!



start over on what the impacts will be to flood insurance requirements and rates at the time the proposed changes are mapped. Many of you have contacted the city about your property and everyone will be notified when more information is available.



CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

*Please contact the Planning Department at 755-9717 if you are interested
In participating in any of these programs and projects!!!*

► The Regional Transportation Planning Organization (RTPO) has authorized and funded the development of the **Regional Non-motorized Plan**. This project will establish the major east-west and north-south connections, as well as routes through communities, along with developing non-motorized and low impact designs for trail, street and road standards. Stay tuned for updates!

► A consortium of cities, towns, ports, tribes and other concerned agencies has come together to apply for a HUD Sustainable Communities grant. Whether or not the application is funded, everyone deserves credit for coming together in the region. Working together on common interests is a truly positive indicator of a great future!

► Ideas are in the work for regulating Mobile Vendors, and if you are interested in participating on the task force, please contact the Planning Department at (360) 755-9717 or bplanning@ci.burlington.wa.us or stop by our office.



PLANNING DEPARTMENT
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